

1700 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

SMALL BUILDING WORK PERM

12-03-2004

Activity Number: BS922144

Status: PENDING

Issued By: BLDGSPEC

Site Address: 5445 COLLINS AV MBCH
Parcel #: 32140010270

Applied: 07/15/1992
Approved:
Completed:
To Expire:

Valuation: \$12,000.00

Applicant: JOHN O GONZALEZ
8440 BYRON AVENUE
MIAMI BEACH, FLORIDA 33141
305-439-0491

Property Owner: CRESCENT HEIGHTS X INC

Description: INST TENNIS COURT ON EXST CNCRT DECK
Inspector Area: C

Total of All Fees:	\$225.20
Total of Payments:	\$40.00
Balance Due:	\$185.20

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Inspections: (305) 673-7370 Office: (305) 673-7610

ELECTRICAL WORK PERMIT

12-03-2004

Activity Number: BE921209

Status: PENDING

Issued By: BLDGSPEC

Site Address: 5445 COLLINS AV MBCH
Parcel #: 32140010270

Applied: 07/20/1992
Approved:
Completed:
To Expire:

Valuation: \$2,500.00

Applicant: R M S ELECTRIC
16421 NW 83RD COURT
MIAMI FL 33016
305-821-9360

Property Owner: CRESCENT HEIGHTS X INC

Description: 6 TENNIS COURT LIGHT POLES
Inspector Area: C

Total of All Fees:	\$26.50
Total of Payments:	\$26.50
Balance Due:	\$0.00

City of Miami Beach
Building Department
1000 Convention Ctr Drive, 2nd Floor
Miami Beach, Florida 33139
Inspections: (305) 673-7370 Office: (305) 673-7610

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Miguel

Write a Nov

For Tennis Court +

Light Posts to

Association and

Take Pictures Manu

**CITY OF MIAMI BEACH
BUILDING DEPARTMENT**

COMMENTS LIST

12-08-2004

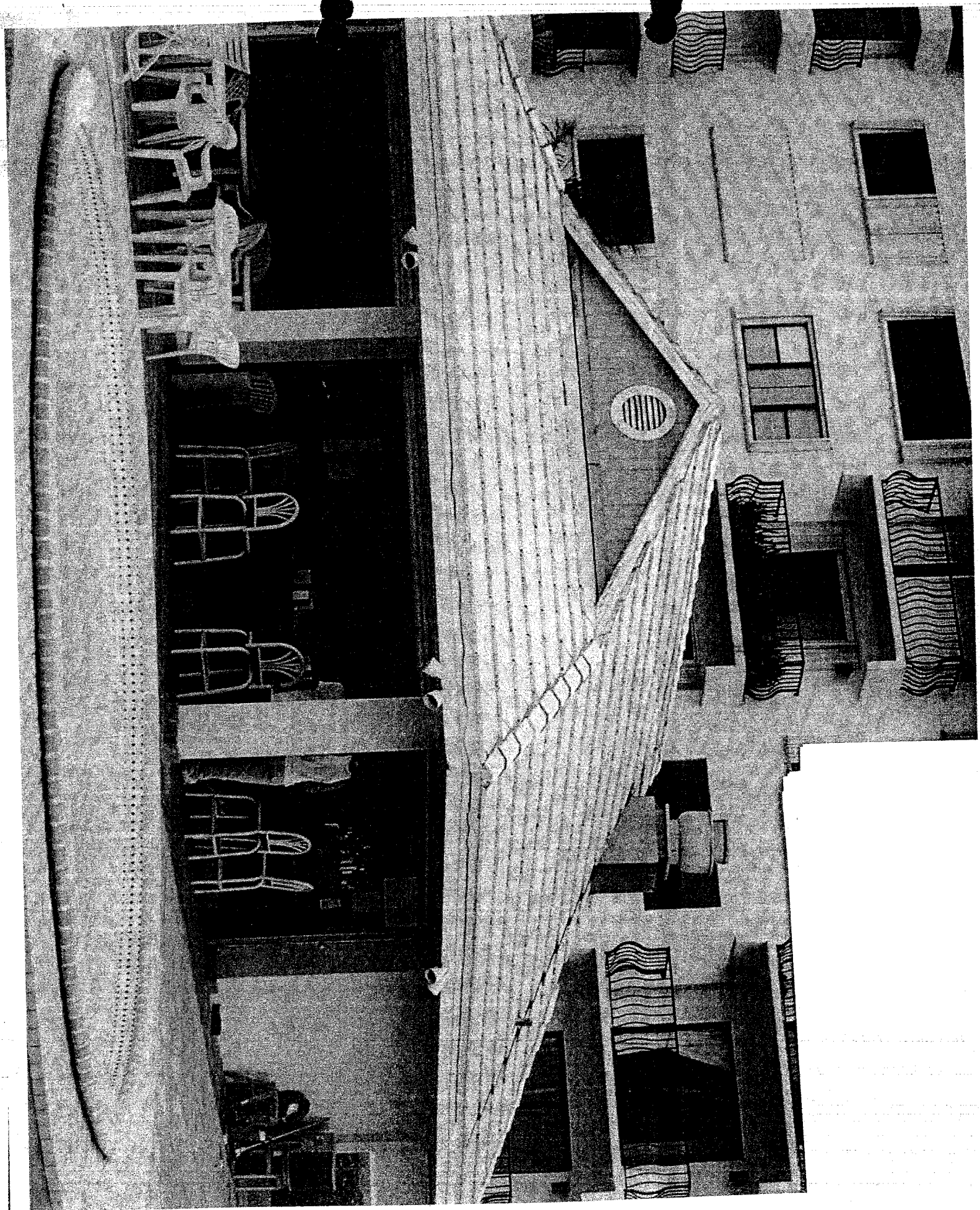
Activity Number: BV05000208

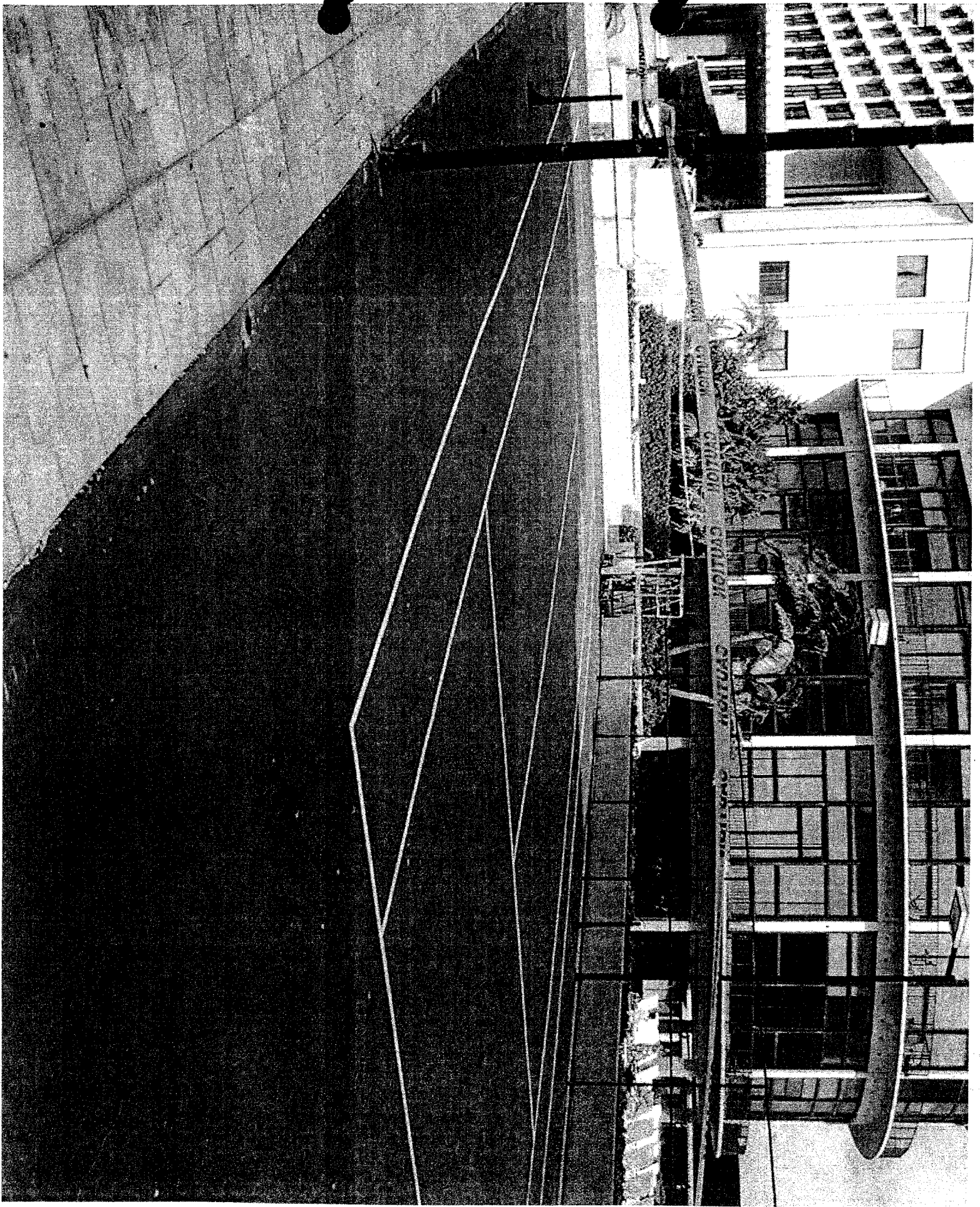
Site Address: 5445 COLLINS AV MBCH

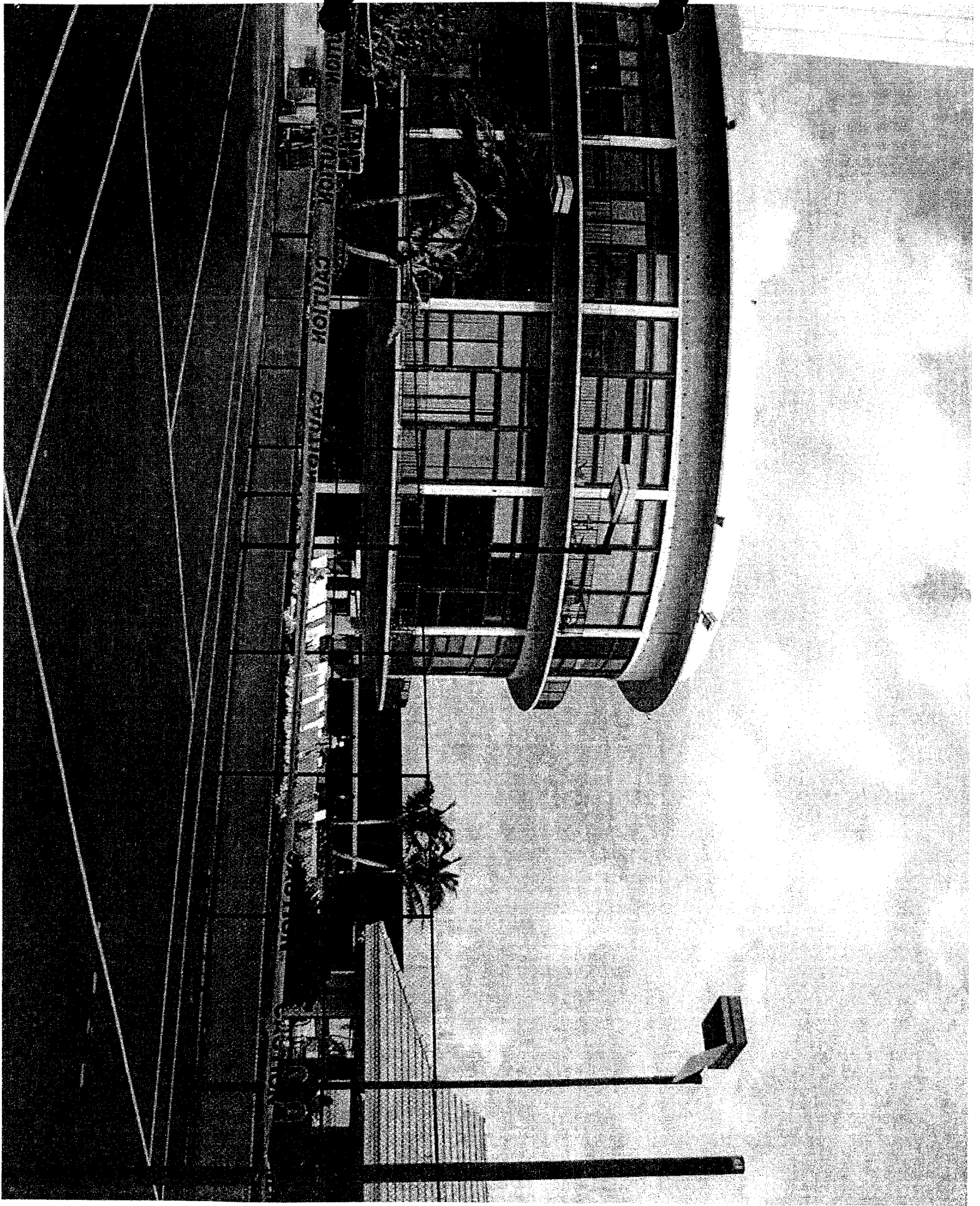
BUILANDM 12/08/2004 Case Created by BUILANDM (added by script)
BUILANDM 12/08/2004 Inspector changed from BUILANDM to BUILANDM (added by script)
BUILANDM 12/08/2004 Initial Inspector: Miguel Anderson (added by script)
BUILANDM 12/08/2004 Pool bar cabana, tennis court and light poles around tennis court built w/o permits

*new
file*

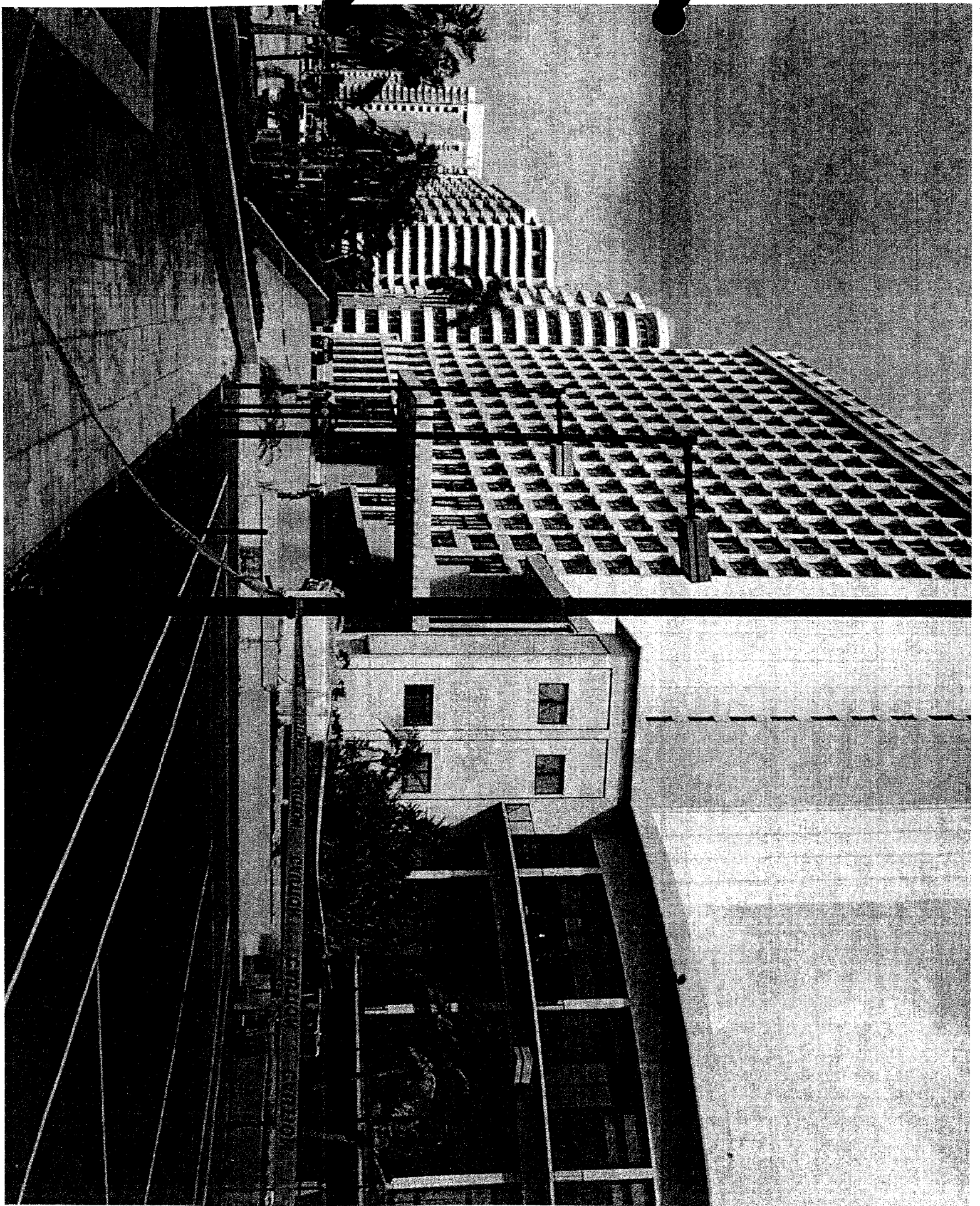
[COMMENTS]



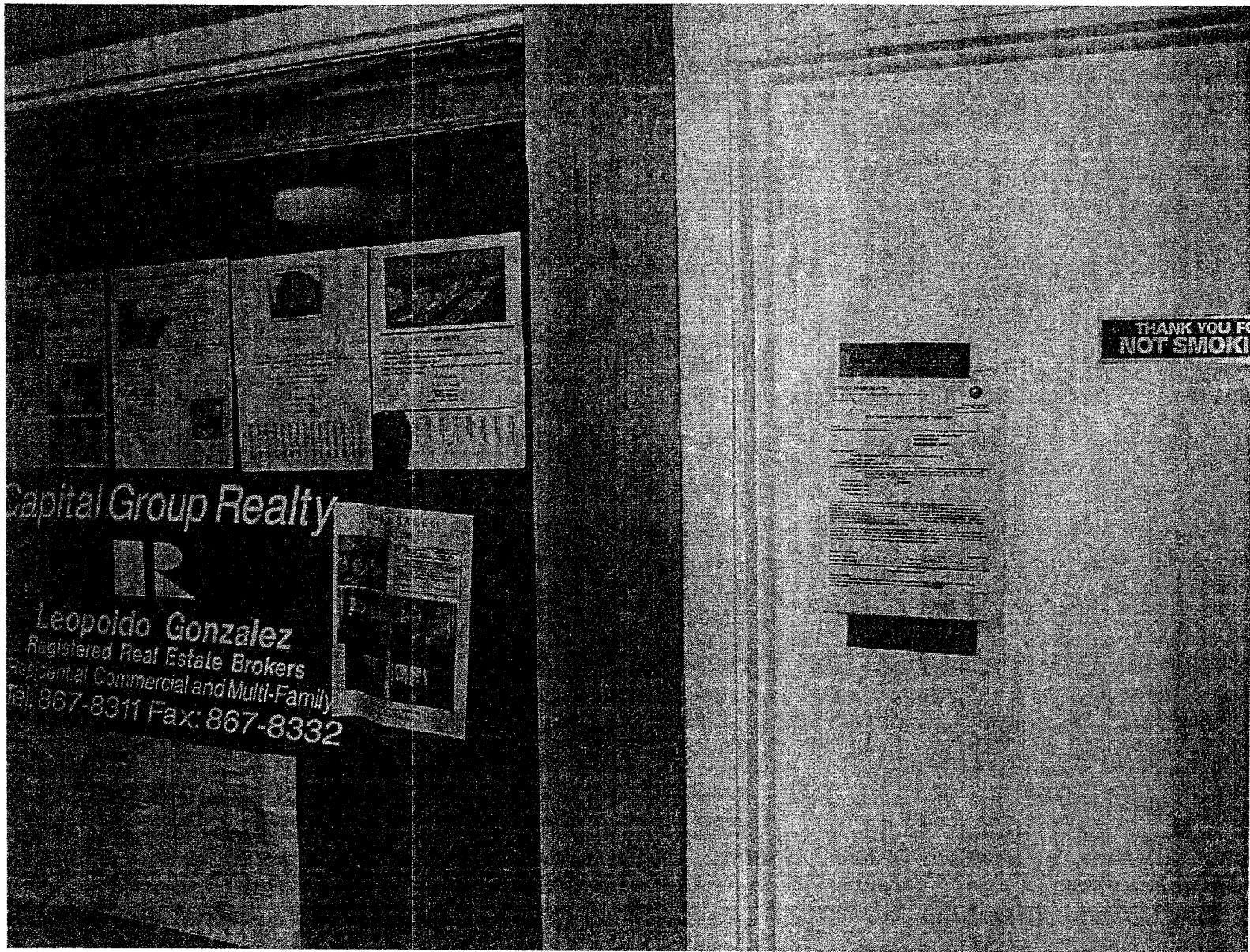




5445 Colinas Dr
1st floor



5445 COLLINS A.
10/10/61 Mm



5445 Collins Ave

12/8/04

mm

CITY OF MIAMI BEACH

CITY HALL 1700 CONVENTION CENTER DRIVE MIAMI BEACH, FLORIDA 33139

www.miamibeachfl.gov



Building Department
Telephone: (305) 673-7610
Facsimile: (305) 673-7857

STOP WORK ORDER / NOTICE OF VIOLATION

Violator:
CASTLE BEACH CLUB CONDOMINIUM

Owner:
CASTLE BEACH CLUB CONDOMINIUM
CONDO.ASSOC. PRESIDENT-UNIT
5445 COLLINS AV
MIAMI BEACH, FL 33140

Case Information:

Case No: BV05000208

Date Inspected: 12/8/2004 9:28:58 AM

Sub-Type: STRUCT

Property Address: 5445 COLLINS AV

Legal: CASTLE BEACH CLUB CONDO.ASSOC.PRESIDENT UNIT.AMENDED PLAT OF FIRST OCEAN FRONT SUB PB 9-78 LOTS 233 THRU 237 & PORT LYG ON COLLINS AVE LOT SIZE 172547 SQFT OR 3.96 AC

Proximity/Unit:

Permit #:

Days to Comply: 30

Repeat Violator: N/A

Total Fines: N/A

Whenever any building work is being done contrary to the provisions of the South Florida Building Code, Florida Building Code, Chapter 8 of the Miami-Dade County municipal code, Chapter 10 of the Miami-Dade County municipal code or is being done in an unsafe or dangerous manner, the Building Official may order such work stopped, or may order the violation corrected within a reasonable period of time, by written notice served on the person(s) engaged in the doing or causing of such work to be done; and such persons shall immediately stop such work until arrangements, which are in compliance with the provisions of the code and which are satisfactory to the Building official, have been made. At this time the Building Official may authorize the work to proceed.

You must take the necessary action(s) to correct or eliminate the violation(s) and contact the Inspector at the number listed below. If you do not comply within 30 days from receipt of this notice, the City of Miami Beach Building Department will file charges and present this case before the governing agency having jurisdiction. Any fines or fees incurred from this violation that remain outstanding will result in a lien being placed on the property.

Miguel R. Anderson
Building Inspector
305-673-7000 x6348

Signature Pasha 12/8/04 **Received By:**
Printed Name _____

Description of Violation(s)

Unit No: GENRL
FAILURE TO OBTAIN BUILDING PERMIT BEFORE COMMENCING WORK. DOUBLE FEE and 100.00 FINE.
Pool bar cabana, tennis court and light poles around tennis court built w/o permits
BV05000208.html

Printed 12/8/2004

CITY OF MIAMI BEACH
BUILDING DEPARTMENT

COMMENTS LIST

12-22-2004

Activity Number: BV05000208

Site Address: 5445 COLLINS AV MBCH

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BUILANDM 12/08/2004 Inspector changed from BUILANDM to BUILANDM (added by script)
BUILANDM 12/08/2004 Initial Inspector: Miguel Anderson (added by script)
BUILANDM 12/08/2004 Pool bar cabana, tennis court and light poles around tennis court built w/o permits
BUILALVM 12/22/2004 MA/ Further review of case revealed that no permit was obtained for the pool bar cabana/structure. In reference to the tennis courts and the light poles, computer search revealed that permits were applied but never approved. We will issue an electrical and plumbing violation to the condo association.
BUILAMAR 12/22/2004 CALLED @ 9:48 AM LEFT MESSAGE AT EXT 6720 LETTING HER KNOW THAT MANNY HAD APPOINTMENTS ALL DAY AND WILL NOT BE ABLE TO ATTEND MEETING @ 3:00 PM IN REF: TO OUTDOOR BAR @ CASA HOTEL

12-22-04 3:00 pm
In George Gomez
office
Ref: outdoor bar @
CASA Hotel
Mercy Davila
George Gomez
Michael Lorber
Kevin Perkins
Sydney Golden
will be @ meeting

W-16700
EXT 6720
6:150

[COMMENTS]



PISTORINO & ALAM

CONSULTING ENGINEERS, INC

7171 S.W. 62nd Ave., Fourth Floor • Miami, Florida 33143
(305) 669-2700 • Fax: (305) 669-2165

file

December 16, 2004

Mr. Robert Stone
Kaufman Rossin, CPA
2699 S. Bayshore Drive
Miami Beach, Florida 33133

Via Facsimile

(305) 857-6840 fax
(305) 857-6710 ph

Re: Engineering Inspections (PA 04-175-A)
Court Mandated Tower Unit Inspections

At: Castle Beach Club Condominium
5445 Collins Avenue
Miami Beach, Florida 33140

Dear Mr. Stone:

As of this date, the condominium Property Manager, Mr. Torres has informed our firm that he can no longer provide us with substantial number of units to inspect. He has to review which condo units will be available for our inspection and obtain the unit owner's permission for these inspections.

The hotel front desk has also informed us that the remainder of the hotel units is occupied for an extended period of time and they will also be unavailable for inspection. One or two may come available in the next few weeks.

This obviously will impact the schedule for completing the unit survey, as we cannot get a block of units to review. We are able to complete roughly forty units per visit depending on the availability of units and security personnel. As this number of units may now be unavailable to us in the near future, inform us as to the procedure you would like to have us follow so we can complete the unit inspection. We have inspected approximately 50% of the 576 residential units.

If there are any questions please feel free to contact us at any time regarding any issue.

Very truly yours,

John Pistorino, P.E.
Principal

cc:

Mr. Helio de la Torre, Esq. 305 443-3292
Mr. Richard Burton Esq. 305 867-8601
Mr. Richard Goldstein Esq. 305 374-7632
Mr. Juan Pierre Perez 305 867-8332
Mr. Phil Azan, City Miami Beach 305 535-7513